

"Placerville, a Unique Historical Past Forging into a Golden Future"

City Manager's Report
November 10, 2015 City Council Meeting
Prepared by: Phil Boydston, Associate Civil Engineer



Item #: 11.2

Subject: Adopt a resolution authorizing staff to correct a numerical error in the existing Traffic Impact Mitigation (TIM) Fee Ordinance, and continue the public hearing to review TIM Fee increases to December 8, 2015.

Background:

The Traffic Impact Mitigation (TIM) Fee Program was originally established in 1989, updated in 1999, and then updated again through various actions in the 2006-2008 timeframe. The last update occurred on October 14, 2008 (Resolution No. 7648 attached).

On October 14, 2008 the City Council adopted a resolution approving an adjustment to the Interim Traffic Impact Mitigation (TIM) Program Fees, put into effect on December 13, 2008, and as shown in the table below. The City Code requires that new development projects pay a Traffic Impact Mitigation Fee (TIM) based upon the number of vehicle trips generated by the proposed use. The ordinance includes a provision in Section 8-15-8 that requires that the impact fee to be updated each year for inflation based upon the annual increase in the "Engineering News Record (ENR) Construction Cost Index".

Discussion:

Update for Inflation

Research of City records indicates that the annual inflation adjustments have not occurred since the last program update in December 2008. Staff is currently reviewing a potential increase the current TIM fees to account for inflation per Section 8-15-8 of the City Code. It is staff's intention to bring the proposed increase to City Council at the regularly scheduled meeting on December 8, 2015. Therefore we are recommending continuation of the public hearing to that date.

Correction of Numerical Error

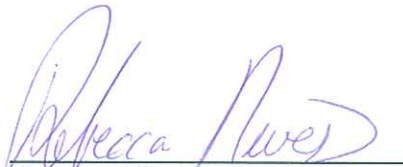
In researching the history of the TIM program, staff identified a simple numeric error in the table within the existing TIM ordinance (Code Section 8-15-5 attached) as it pertains to residential rates for single-family, multi-family, and manufactured homes (in a mobile home park). However, the fee is incorrectly described within the footnote located below said fee table. Council did approve the correct residential rates at the October 2008 meeting. Therefore, staff is requesting that Council direct and authorize staff to make the necessary correction in the code only at this time.

Budget Impact:

There is no budget impact associated with tonight's recommended action.

Recommendation:

Adopt a resolution authorizing staff to correct a numerical error in the existing TIM Fee Ordinance, and continue the public hearing to December 8, 2015.



Rebecca Neves, City Engineer



Pierre Rivas, Development Services Director



M. Cleve Morris, City Manager

ATTACHMENTS:

1. Resolution
2. Resolution No. 7648
3. City Code Section 8-15-5

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PLACERVILL,
AUTHORIZING STAFF TO CORRECT A NUMERICAL ERROR IN THE EXISTING
TIM FEE ORDINANCE**

WHEREAS, on October 14, 2008, the City Council adopted a resolution establishing the Interim Traffic Impact Mitigation Fees which went into effect December 13, 2008 and remain in effect; and

WHEREAS, notice of the time and place of the meeting, including a general explanation of the matter to be considered, was published in the Mountain Democrat, a newspaper of general circulation, on October 28, 2015 and November 4, 2015, in accordance with Government Code Section 6062a; and

WHEREAS, on November 10, 2015 the City Council held a public meeting in compliance with Government Code Sections 66016(a) and 66018 where all interested parties were able to provide testimony; and

WHEREAS, staff has found an mathematical error in the code, in which the per trip unit fee for residential should have been listed as \$1,411 per residential trip, but was not changed in the last update from the previous per trip unit fee of \$753, and has now been updated and inflated as with all the other fee numbers in the attached Exhibit "A".

NOW THEREFORE, BE IT RESOLVED, that the City Council of the City of Placerville does hereby authorize staff to correct a numerical error in the existing TIM Fee Ordinance.

The foregoing Resolution was introduced at a regular meeting of the City Council of the City of Placerville held on November 10, 2015 by Councilmember _____ who moved its adoption. The motion was seconded by Councilmember _____. The motion was passed by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Mayor Patricia Borilli

ATTEST:

Susan Zito, MMC, City Clerk

EXHIBIT "A"

8-15-5: Traffic Impact Mitigation Fee:

The interim traffic impact mitigation fee shall be as follows:

CATEGORY	CURRENT INTERIM TIM FEE PER 8-15-5
SINGLE-FAMILY RESIDENTIAL	\$14,256 per dwelling unit
MULTI-FAMILY RESIDENTIAL	\$10,586 per dwelling unit
MANUFACTURED HOME (IN PARK)	\$9,598 per dwelling unit
MINOR COMMERCIAL	\$7.76 per square foot
MAJOR COMMERCIAL	\$5.66 per square foot
GAS STATION	\$12,650.00 per fuel position (pump)
INDUSTRIAL	\$1.86 per square foot

For land uses not listed above, the proposed fees will be one thousand four hundred eleven dollars (\$1,411) ~~seven hundred fifty-three dollars (\$753.00)~~ per trip for residential type land uses, and three hundred thirty-eight dollars (\$338) per trip for commercial or industrial land uses.

The above fees shall remain in effect until the comprehensive permanent traffic impact fee program is adopted. (Ord. 1615, 11-28-2006; amd. Res. 7542, 9-11-2007; Res. 7584, 1-22-2008; Res. 7627, 7-8-2007; Res. 7648, 10-14-2008)

RESOLUTION NO. 7648

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PLACERVILLE
APPROVING AN EXTENSION OF THE INTERIM TRAFFIC IMPACT
MITIGATION FEE PROGRAM, AND AN ADJUSTMENT IN THE INTERIM
TRAFFIC IMPACT MITIGATION FEE AMOUNTS PENDING ADOPTION OF
A COMPREHENSIVE UPDATE TO THE TIM FEE PROGRAM**

WHEREAS, on November 28, 2006, the City Council adopted an ordinance establishing the Interim Traffic Impact Mitigation Fees for the City of Placerville; and,

WHEREAS, the Interim TIM Fees authorized under that ordinance became effective on January 27, 2007, which was 60 days after the date of adoption; and,

WHEREAS, the City Council has approved prior extensions to the Interim TIM Fee Program that allow it to run until October 27, 2008, unless extended by the City Council; and,

WHEREAS, the City Council has determined that it is in the interest of the City of Placerville to adjust the TIM Fee amounts for residential categories in accordance with the attached Exhibit "A"; and,

WHEREAS, the increased fee amounts have been determined to be less than the maximum amount that could be charged based upon a nexus analysis; and,

WHEREAS, a draft of the Comprehensive update to the TIM Fee Program has been developed, and is anticipated to be heard by the City Council in December 2008, and if adopted will become effective in February 2009;

NOW THEREFORE, BE IT, AND IT IS HEREBY RESOLVED, that the City Council of the City of Placerville does hereby:

1. Approve the adjustment to the Interim Traffic Impact Mitigation Fees as outlined in the attached Exhibit "A", to become effective 60 days from this date, and to remain in effect until such time as the comprehensive update to the TIM Fee Program become effective;
2. Extend the existing Interim TIM Fees until such time as the adjusted amounts outlined in Exhibit "A" become effective.

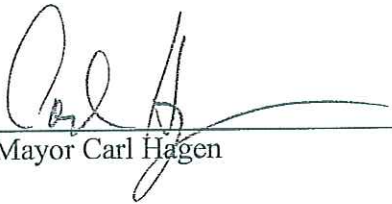
The foregoing Resolution was introduced at a regular meeting of the City Council of the City of Placerville held on October 14, 2008, by Councilmember Borelli who moved its adoption. The motion was seconded by Councilmember Colvin. The motion was passed by the following vote:

AYES: Acuna, Borelli, Colvin, Hagen, Rivas

NOES: None

ABSENT: None

ABSTAIN: None



Mayor Carl Hagen

ATTEST:



Susan Zito, CMC, City Clerk

EXHIBIT "A"

CATEGORY	CURRENT INTERIM TIM FEE	ADJUSTED INTERIM TIM FEE
SINGLE-FAMILY RESIDENTIAL	\$7,603.00	\$14,256 per dwelling unit
MULTI-FAMILY RESIDENTIAL	\$5,646.00	\$10,586 per dwelling unit
MANUFACTURED HOME (IN PARK)	\$5,119.00	\$9,598 per dwelling unit
MINOR COMMERCIAL	\$7.76 / SQ FT	\$7.76 per square foot
MAJOR COMMERCIAL	\$5.66 / SQ FT	\$5.66 per dwelling unit
GAS STATION	\$12,650.00 / FUEL POSITION	\$12,650 per fuel position
INDUSTRIAL	\$1.86 / SQ FT	\$1.86 per square foot

ATTACHMENT 3

8-15-5: TRAFFIC IMPACT MITIGATION FEE:

The interim traffic impact mitigation fee shall be as follows:

Single-family residential	\$14,256 .00	per dwelling unit
Multi-family residential	10,586 .00	per dwelling unit
Manufactured home (in park)	9,598 .00	per dwelling unit
Minor commercial	7 .76	per square foot
Major commercial	5 .66	per square foot
Gas station	12,650 .00	per fuel position
Industrial	1 .86	per square foot

For land uses not listed above, the proposed fees will be seven hundred fifty three dollars (\$753.00) per trip for residential type land uses, and three hundred thirty eight dollars (\$338.00) per trip for commercial or industrial land uses.

The above fees shall remain in effect until the comprehensive permanent traffic impact fee program is adopted. (Ord. 1615, 11-28-2006; amd. Res. 7542, 9-11-2007; Res. 7584, 1-22-2008; Res. 7627, 7-8-2008; Res. 7648, 10-14-2008)